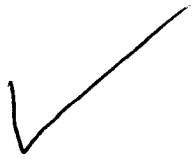




SIGN CLEARANCE



Community Development Department
 250 North 5th Street
 Grand Junction, CO 81501
 (970) 244-1430

Clearance No. _____
 Date Submitted 4-24-96
 FEE \$ 25.00
 Tax Schedule 2945-153-00-018
 Zone C-1

BUSINESS NAME BRACH'S CORNER
 STREET ADDRESS 2516 BROADWAY
 PROPERTY OWNER LOUIE BRACH
 OWNER ADDRESS 444 E. SCEINIC

CONTRACTOR ELDERADO SIGNS
 LICENSE NO. 2960300
 ADDRESS 3423 FRONT ST.
 TELEPHONE NO. 245-SIGN (7446)

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade
- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated

Internally Illuminated

Non-Illuminated

- 5) Area of Proposed Sign 132 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage 694.7 Linear Feet
- (2,4,5) Height to Top of Sign 28 Feet Clearance to Grade 10 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>See attached</u>	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>454</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>420</u>	Sq. Ft.
Free-Standing	<u>164</u>	Sq. Ft.
Total Allowed:	<u>104</u>	Sq. Ft.

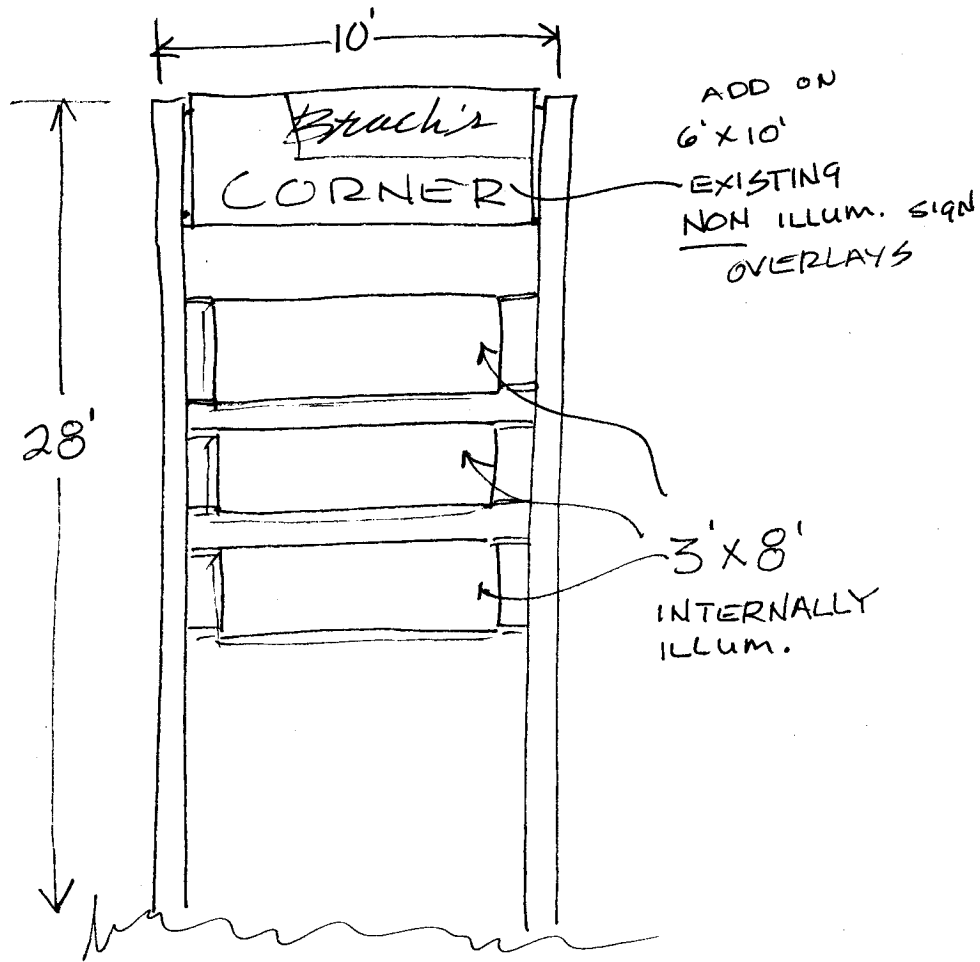
COMMENTS: ADD (3) 3'x8' ELECT. SIGN CABINETS, ADD NEW NON ILLUM. OVERLAYS ON TOP EXIST. SIGN

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 4-24-96 [Signature] 4/25/96
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

2516 BROADWAY
EXISTING POLES

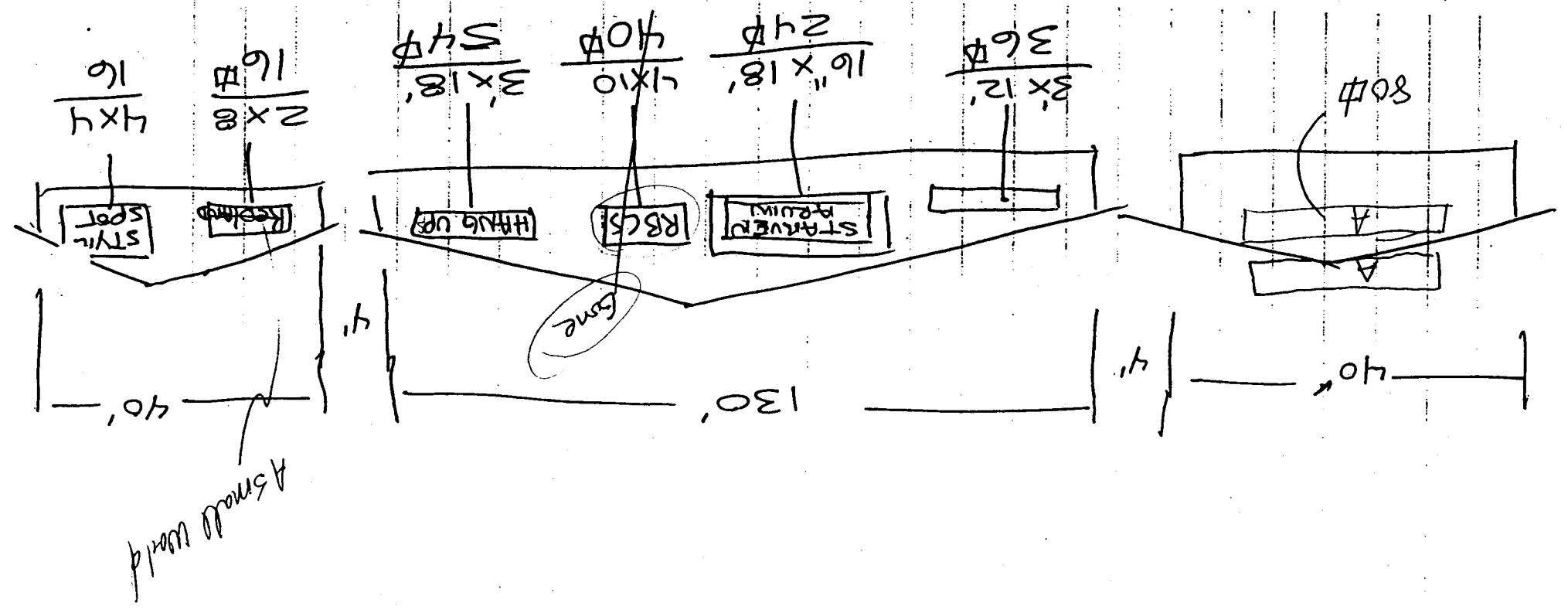


4 M # Wisting

Existng signag
 Fru standung - 228 #
 186 #
 Bldg -

Kammung organ der Bldg - 234 #
 Prepared organ A - 80 # (will be flush with fr
 need sign parallel to
 #14 340
 Rollende Ligen

Sign allowance - #14 340
 Street frontage 694 ft x 1.5 = 1041 # - total allowance
 210 ft. x 2 = 420 #
 Bldg facade



186 # TOTAL

file # 20-95

4-24-96

Dike Side - has 607 # maximum -